

public or private sale and to invest the proceeds received there from in securities or other investments. Now, Mr. Dutrow, why do you think it will be to the best interest of this aunt to sell her real estate?

A. Her house, No. 133, is now unoccupied. Miss Dutrow resided in this house. It is in need of considerable repairs. The kitchen floor, in my opinion, should be replaced. From the appearance of the ceilings it appears that the roof is in need of repairs. One of the bedroom ceiling must be replastered. The entire house inside will require painting and papering. After Miss Dutrow was taken to Springfield State Hospital, I employed Mr. R. E. Hitselberger, plumber, to repair a broken water line which according to him had been broken for some length of time and had caused damage to the kitchen floor. For some reason, Miss Dutrow would not keep the house heated even during winter months and this, I think, has caused the house to deteriorate to some extent.

Q. Mr. Dutrow, do you feel that if all required repairs were made that you could rent the property with a satisfactory income to the incompetent.

A. No. I think that with repairs which would cost perhaps a thousand or more dollars and with difficulty that you might have collecting rents from time to time that it would be better to sell the house and invest the money in good securities or mortgages.

Q. Mr. Dutrow, I now direct your attention to house No. 135 West Third Street. Please state the condition of this dwelling and the rental received from same.

A. House No. 135 like 133 is a row house and joins house 133. This dwelling is now rented for a monthly rental of \$33.00 per month. Mr. Simmons and his wife, who have been tenants on this property for about nine years have only paid this rental of \$33.00. They do, however, do some painting and papering. This house is in need of exterior painting and some plastering. This